

SALE

5603 STEWART ST,
5603 Stewart St, Milton, FL 32570



PROPERTY DESCRIPTION

Free standing Office/ Retail building on corner lot in Milton, FL with an AADT of 20,000. This location allows for 3-5 offices depending on need, conference room, two bathrooms, 2 break rooms, utility room (washer/dryer hookup) and lots of additional storage. The building has the capability of allowing for a separation from the front and the back with rear private access and front private access. Location was previously a dental office. Demographics within a 5-mile radius include a Total Population of 56,102 and an Average Household Income of \$97,942

PROPERTY HIGHLIGHTS

- Corner Parcel. AADT 20,000. 15 Parking Spaces. 5 Mile Total Population of 56,102 & Avg. HHI of \$97,942

OFFERING SUMMARY

Sale Price:	\$265,000
Number of Units:	1
Lot Size:	0.18 Acres
Building Size:	2,088 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,264	9,625	20,287
Total Population	5,752	24,622	56,102
Average HH Income	\$74,250	\$92,844	\$97,942

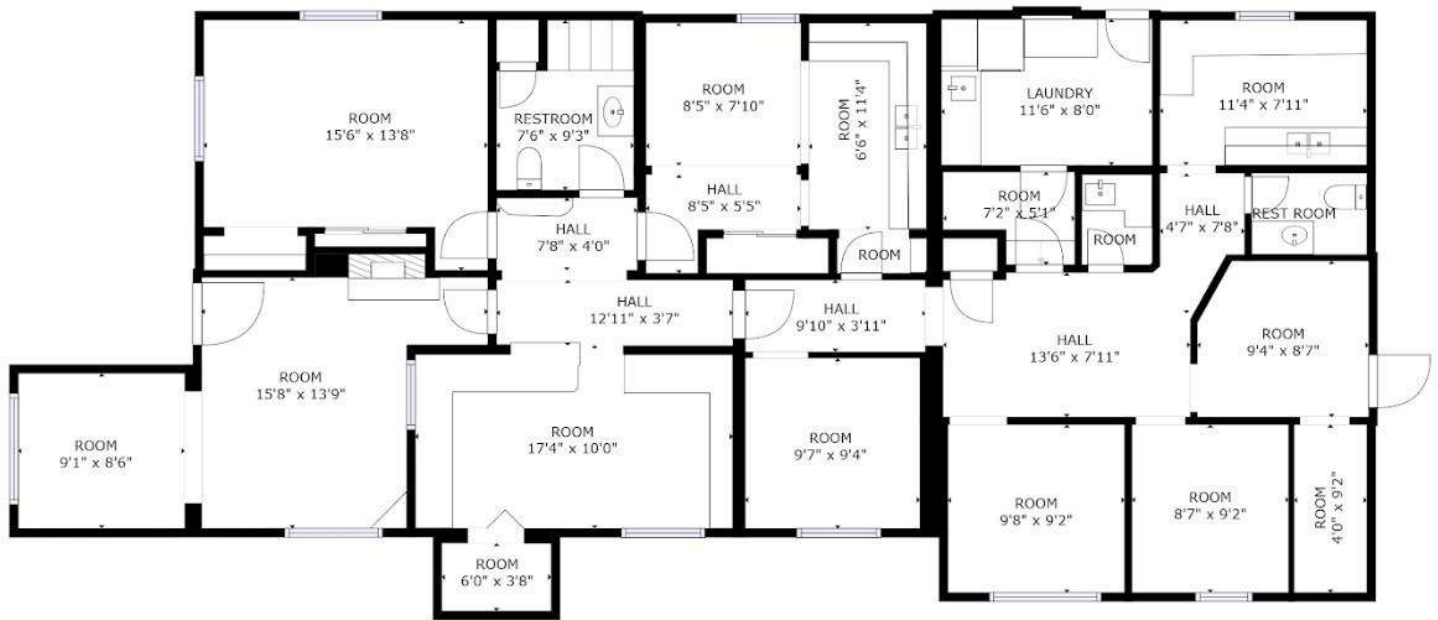
Melissa Glyptis Simpson
(850) 733-6532



**COLDWELL BANKER
COMMERCIAL**
REALTY

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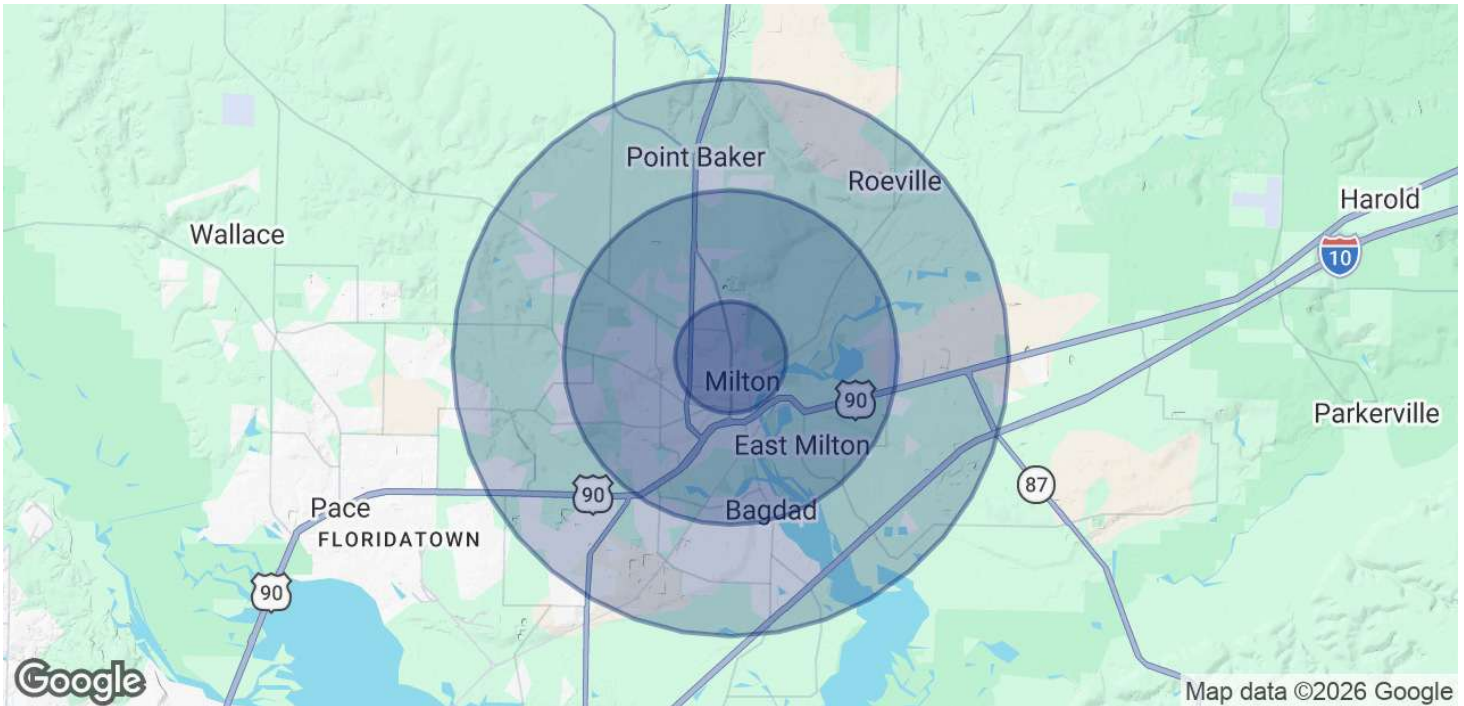
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,752	24,622	56,102
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,264	9,625	20,287
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$74,250	\$92,844	\$97,942
Average House Value	\$206,251	\$287,165	\$281,637

TRAFFIC COUNTS

/day

* Demographic data derived from 2020 ACS - US Census

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